

5016 17 Street SW  
Calgary, Alberta

MLS # A2271846



## \$809,000

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Single Garage Detached, Titled		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Other, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	Full	<b>LLD:</b>	5-24-1-W5
<b>Exterior:</b>	Cedar, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	n/a		

This 3-storey Townhouse by RNDSSQR offers over total 2,290 sqft of well-designed, features open, bright, wide-plank hardwood, large windows, and a seamless flow from the living and dining area into a perfect kitchen with quartz counters, a gas range and high-end appliances on main level. On the second level, you'll see a comfortable primary bedroom with a 4-piece ensuite and walk-in closet, a second bedroom, a full 4-piece bathroom, and laundry area. Upstairs on the 3rd level there's a bonus room which gives you the options for a home office, second living room, or converted into another bedroom. From there step out onto your private rooftop patio with views of Glenmore Athletic Park. The fully finished basement adds a third bedroom, full bathroom, and a rec space that works well as a guest area, gym, or cozy media room. You can access privately to the detached garage through your backdoor. Just steps from River Park, Sandy Beach, and Glenmore Athletic Park.